069.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,700 / 905,700
					USE VALUE:	905,700 / 905,700
					ASSESSED:	905,700 / 905,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LORDAN REGINA M
Owner 2:	
Owner 3:	
Street 1:	45 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LORDAN FRANCIS J-REGINA M -
Owner 2:	-
Street 1:	45 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,173 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Clapboard Exterior and 2646 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4173.000	519,800	4,300	381,600	905,700
Total Card	0.096	519,800	4,300	381,600	905,700
Total Parcel	0.096	519,800	4,300	381,600	905,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.26 | /Parcel: 342.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

44099

GIS Ref

GIS Ref

Insp Date

11/03/18

!5927!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	519,800	4300	4,173.	381,600	905,700	905,700	Year End Roll	12/18/2019
2019	104	FV	412,500	4300	4,173.	354,400	771,200	771,200	Year End Roll	1/3/2019
2018	104	FV	412,500	4300	4,173.	354,400	771,200	771,200	Year End Roll	12/20/2017
2017	104	FV	387,100	4300	4,173.	310,800	702,200	702,200	Year End Roll	1/3/2017
2016	104	FV	387,100	4300	4,173.	283,500	674,900	674,900	Year End	1/4/2016
2015	104	FV	345,200	4300	4,173.	250,800	600,300	600,300	Year End Roll	12/11/2014
2014	104	FV	345,200	4300	4,173.	237,200	586,700	586,700	Year End Roll	12/16/2013
2013	104	FV	359,100	4300	4,173.	225,700	589,100	589,100		12/13/2012

PRINT

Date	Time
12/10/20	20:45:03

LAST REV

Date	Time
10/10/19	15:52:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LORDAN FRANCIS	42721-254		5/6/2004	Family	10	No	No		
	7553-597		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	44099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2010	2371	Porch	4,000					REBUILD FRONT
1/13/2010	23	Redo Bat	6,700					
7/23/2008	820	Redo Kit	5,000			G10	GR FY10	
8/22/2007	731	Re-Roof	3,000					
10/22/2002	879	Siding	6,000					
3/19/2001	146	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2018	Inspected	BS	Barbara S
10/23/2018	Meas/Inspect	BS	Barbara S
12/18/2008	Meas/Inspect	294	PATRIOT
2/3/2003	External Ins	PM	Peter M
10/7/1999	Meas/Inspect	263	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4173		Sq. Ft.	Site		0	70.	1.31	12									381,633						381,600	

Total AC/HA: 0.09580 | Total SF/SM: 4173 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 381,633 | Spl Credit | Total: 381,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04678786
Const Adj.:	1.00370085
Adj $ / SQ:	178.613
Other Features:	105500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706315
Depreciation:	186467
Depreciated Total:	519848

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

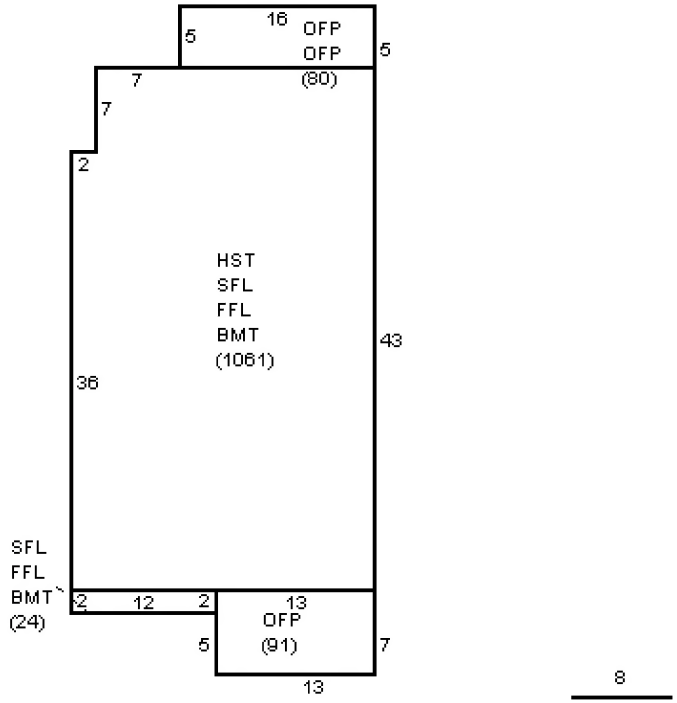
No Unit	RMS	BRS	FL
1	6	3	2
1	5	2	1
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.47
Special Features:	0	Val/Su Net:	130.54
Final Total:	519800	Val/Su SzAd	196.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,085	53.580	58,138
FFL	First Floor	1,085	178.610	193,795
SFL	Second Floor	1,031	178.610	184,105
HST	Half Story	531	178.610	94,754
OFP	Open Porch	251	23.160	5,813

Net Sketched Area:	3,982			Total:	536,605
Size Ad	2646.2500	Gross Are	4567	FinArea	2646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300